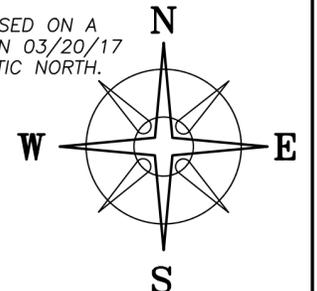


ACREAGE BREAKDOWNS
95.8572± ACRE TRACT

22.70 AC, TRACT "A"	22.9082± ACRES
4.88 AC, TRACT "B"	4.9560± ACRES
19.52 AC, TRACT "C"	20.0311± ACRES
2 AC, TRACT "E"	2.0777± ACRES
45.4322 AC, TRACT "F"	45.8842± ACRES
RANGE TOWNSHIP 79.6991± ACRES	
STOKES TOWNSHIP 16.1581± ACRES	

BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/20/17 WGS 1984 GEODETIC NORTH.



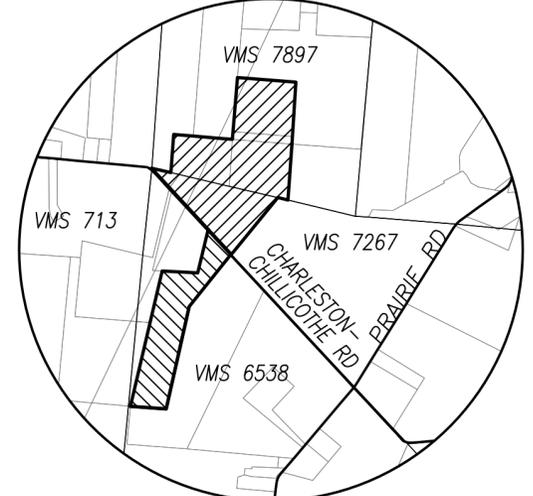
DEED REFERENCE

OHIO AG SOLUTIONS LLC
OR 323 P 1237

(A) 22.70 ACRES TRACT #6, TRACT ONE 21-00273.000 21-00178.000	(D) 114.57 ACRES TRACT #6, TRACT FOUR 21-00273.000
(B) 4.88 ACRES TRACT #6, TRACT TWO 21-00273.000	(E) 2 ACRES TRACT #6, TRACT FIVE 21-00178.000
(C) 19.52 ACRES TRACT #6, TRACT THREE 21-00273.000	(F) 45.4322 ACRES TRACT #6, TRACT SIX 21-00273.000 21-00178.000

LOCATION MAP

NOT TO SCALE



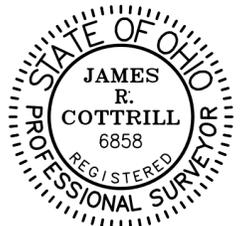
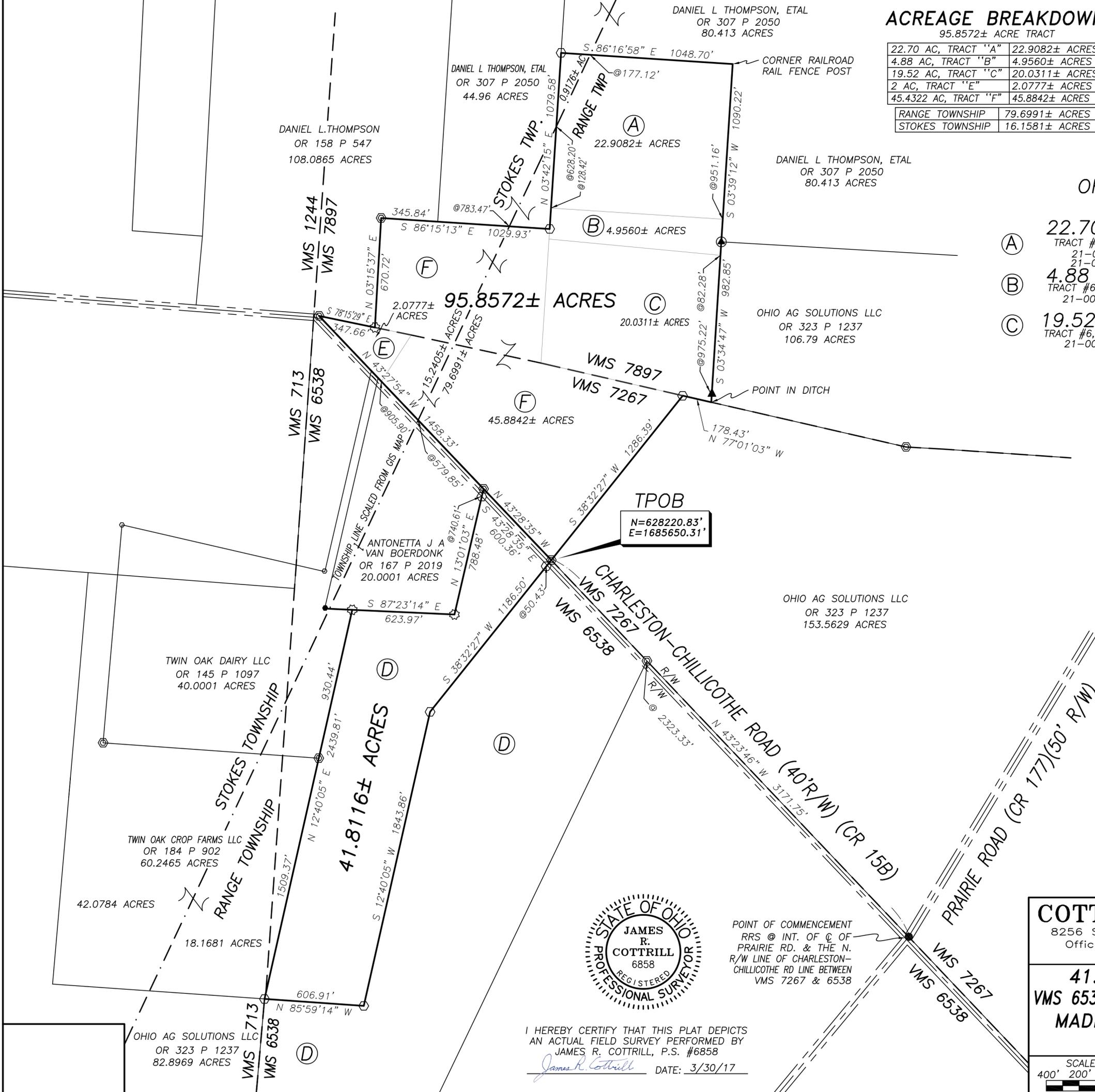
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ RECORDED STONE (FOUND)
 - ⊙ 4"φ METAL FENCE POST (FOUND)
 - ⊛ ANGLE IRON FENCE POST (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - ⬡ 5/8" φ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 5/8" φ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

41.8116± & 95.8572± ACRES,
VMS 6538, 7267 & 7897, RANGE & STOKES TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PITSTICKS

SCALE : 1" = 400'	DATES	JOB No. S170313
400' 200' 0 400'	SURVEYED 03/2017	CREW: MW
	DRAWN 03/2017	DWN BY: RC,NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 3/30/17

POINT OF COMMENCEMENT
RRS @ INT. OF C OF PRAIRIE RD. & THE N. R/W LINE OF CHARLESTON-CHILLICOTHE RD LINE BETWEEN VMS 7267 & 6538

TPOB
N=628220.83'
E=1685650.31'

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

41.8116 Acre Tract Surveyed for Pitstick

The following described 41.8116 acre tract is situated in the State of Ohio, Madison County, Range Township, VMS 6538, and being part of a 114.57 acre tract (Parcel 21-00273.000) conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1273, and being more particularly described as follows:

Commencing at a railroad spike found at the intersection of the centerline of Prairie Road (County Road 177, 50 feet right-of-way)with the north right-of-way line of Charleston-Chillicothe Road (County Road 15B, 40 feet right-of-way), said railroad spike also being in the line between VMS 7267 and VMS 6538;

Thence, with the north right-of-way line of Charleston-Chillicothe Road and with said VMS line, North 43° 23' 46" West, passing an iron pin and cap previously set at the northeast corner of said 114.57 acre tract at 2323.33 feet, a total distance of 3171.75 feet to an iron pin and cap previously set at the southernmost corner of a 45.4322 acre tract also conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1237, and being the **True Point of Beginning**;

Thence, across said 114.57 acre tract with the following three new courses:

- 1) **South 38° 32' 27" West**, passing an iron pin and cap set at 50.43 feet, a total distance of **1186.50 feet** to an iron pin and cap set;
- 2) **South 12° 40' 05" West** a distance of **1843.86 feet** to an iron pin and cap set;
- 3) **North 85° 59' 14" West** a distance of **606.91 feet** to an iron pin and cap set at the southeast corner of a 60.2465 acre tract conveyed to Twin Oaks Crop Farms, LLC by Official Record 184 page 902, and in the line between VMS 713 and VMS 6538;

Thence, with the east line of said 60.2465 acre tract, **North 12° 40' 05" East**, passing an iron pin and cap previously set at the southeast corner of a 40.0001 acre tract conveyed to Twin Oaks Dairy, LLC by Official Record 145 page 1097 at 1509.37 feet, a total distance of **2439.81 feet** to an angle iron fence post found in the south line of a 20.0001 acre tract conveyed to Antonette J A Van Boerdonk by Official Record 167 page 2019;

Thence, around said 20.0001 acre tract with the following two courses:

- 1) **South 87° 23' 14" East** a distance of **623.97 feet** to an angle iron fence post found;
- 2) **North 13° 01' 03" East**, passing an iron pin and cap set at 740.61 feet, a total distance of **788.48 feet** to an iron pin and cap previously set in the north right-of-way line of Charleston-Chillicothe Road;

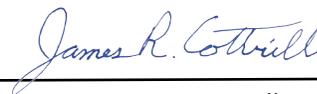
Thence, with the north right-of-way line of Charleston-Chillicothe Road, **South 43° 28' 35" East** a distance of **600.36 feet** returning to the **True Point of Beginning**, containing **41.8116 Acres** more or less.

Bearings are based on a GPS observation on March 20, 2017, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed March 2017 by James R. Cottrill, PS registration #6858. (Job #S170313-41-8116AC)



James R. Cottrill, PS

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

95.8572 Acre Tract Surveyed for Pitstick

The following described 95.8572 acre tract is situated in the State of Ohio, Madison County, Stokes Township, Range Township, VMS 7267, VMS 7897, and being all of a 22.70 acre tract (Parcel 21-00273.000 and 27-00178.000, Tract #6, Tract One), all of a 4.88 acre tract (Parcel 21-00273.000, Tract #6, Tract Two), all of a 19.52 acre tract (Parcel 21-00273.000, Tract #6, Tract Three), all of a 2 acre tract (Parcel 21-00178.000, Tract #6, Tract Five), and all of a 45.4322 acre tract (Parcel 21-00273.000 and 27-00178.000, Tract #6, Tract Six), all conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1273, and being more particularly described as follows;

Commencing at a railroad spike found at the intersection of the centerline of Prairie Road (County Road 177, 50 feet right-of-way) with the north right-of-way line (extended) of Charleston-Chillicothe Road (County Road 15B, 40 feet right-of-way), said railroad spike also being in the line between VMS 7267 and VMS 6538;

Thence, with the north right-of-way line of Charleston-Chillicothe Road and with said VMS line, North 43° 23' 46" West, passing an iron pin and cap previously set at the northeast corner of a 114.57 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1273 at 2323.33 feet, a total distance of 3171.75 feet to an iron pin and cap previously set at the southernmost corner of a said 45.4322 acre tract, and being the **True Point of Beginning**;

Thence, continuing with the North right-of-way line of Charleston-Chillicothe Road and said VMS line with the following two courses:

- 1) **North 43° 28' 35" West** a distance of **600.36 feet** to an iron pin and cap previously set;
- 2) **North 43° 27' 54" West**, passing the Range/Stokes Township line at 579.85 feet, also passing the southernmost corner of said 2 acre tract at 905.90 feet, a total distance of **1458.33 feet** to an iron pin and cap previously set at the corner of a 108.0865 acre tract conveyed to Daniel L Thompson by Official Record 158 page 547 and in the line between VMS 7267 and VMS 7897;

Thence, around said 108.0865 acre tract with the following three courses:

- 1) **South 78° 15' 29" East** a distance of **347.66 feet** to an angle iron fence post found at the corner of said 45.4322 acre tract;
- 2) leaving said VMS line, **North 03° 15' 37" East** a distance of **670.72 feet** to an iron pin and cap previously set;
- 3) **South 86° 15' 13" East**, passing the southwest corner of a 44.96 acre tract conveyed to Daniel L Thompson, et al. by Official Record 307 page 2050 at 345.84 feet, also passing the Range/Stokes Township line at 783.47 feet, a total distance of **1029.93 feet** to an iron pin and cap set in the west line of said 4.88 acre tract;

Thence, with the east line of said 44.96 acre tract, **North 03° 42' 15" East**, passing the southwest corner of said 20.70 acre tract at 128.42 feet, also passing the Range/Stokes Township line at 628.20 feet, a total distance of **1079.58 feet** to an iron pin and cap set at a corner of an 80.413 acre tract conveyed to Daniel L Thompson, et al. by Official Record 307 page 2050;

Thence, around said 80.413 acre tract with the following two courses:

- 1) **South 86° 16' 58" East**, passing the Range/Stokes Township line at 177.12 feet, a total distance of **1048.70 feet** to a corner railroad rail fence post;
- 2) **South 03° 39' 12" West**, passing the northeast corner of said 4.88 acre tract at 951.16 feet, a total distance of **1090.22 feet** to a 4 inch diameter metal fence post found at the northwest corner of a 106.79 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1237;

Thence, with the west line of said 106.79 acre tract, **South 03° 34' 47" West**, passing the northeast corner of said 19.52 acre tract at 82.28 feet, also passing a stone found at 975.22 feet, a total distance of **982.85 feet** to the north line of a 153.5629 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 323 page 1237 and in the line between VMS 7897 and VMS 7267;

Thence, with the North line of said 153.5629 acre tract and said VMS line, **North 77° 01' 03" West** a distance of **178.43 feet** to an iron pin and cap set at the northeast corner of said 45.4322 acre tract;

Thence, with the west line of said 153.5629 acre tract, **South 38° 32' 27" West** a distance of **1286.39 feet** returning to the **True Point Beginning**, containing **95.8572 Acres** more or less, of which 79.6991 acres more or less is in Range Township, 16.1581 acres more or less is in Stokes Township, 22.9082 acres more or less is all of said 22.70 acre tract, 4.9560 acres more or less is all of said 4.88 acre tract, 20.0311 acres more or less is all of said 19.52 acre tract, 2.0777 acres more or less is all of said 2 acre tract, and 45.8842 acres more or less is all of said 45.4322 acre tract.

Bearings are based on a GPS observation on March 20, 2017, WGS 1984 Geodetic North.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed March 2017 by James R. Cottrill, PS registration #6858. (Job #S170313-95-8572AC)



James R. Cottrill, PS